



1 ECCLESTONE RISE

BUNGAY, NR35 1FE



Occupying an enviable position within the prestigious Cripps Developments, this beautifully presented semi-detached residence combines high-quality craftsmanship with contemporary design. First occupied in 2023 and meticulously maintained since, it offers elegant, light-filled interiors, an excellent standard of finish and the reassurance of a modern turnkey home.

Occupying a sought-after position within one of Bungay's most desirable modern developments, this beautifully presented two-bedroom semi-detached home offers stylish, light-filled accommodation, thoughtfully enhanced with a range of high-quality finishes. The welcoming interior includes a spacious dual-aspect sitting room and a contemporary kitchen/dining room with premium Invictus flooring throughout the ground floor, opening via French doors onto a landscaped rear garden with an elegant natural slate terrace. Upstairs are two generous bedrooms, including a principal bedroom with fitted wardrobes, together with a stylish family bathroom. Complemented by off-road parking for several vehicles and an excellent edge-of-town location.

SERVICES

Mains water and electric with mains drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk Council
Council Tax Band: B

AGENTS NOTE

Annual service charge of £150.



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6 miles

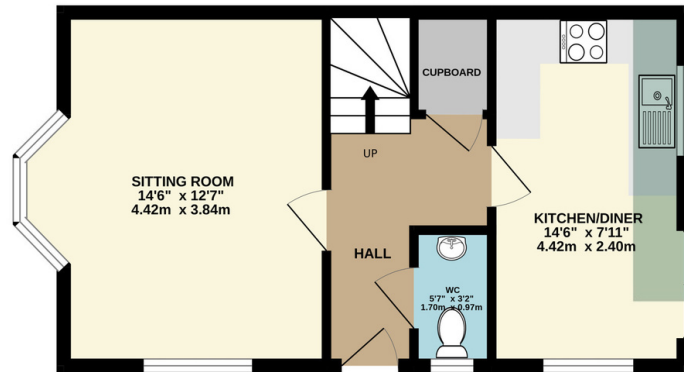


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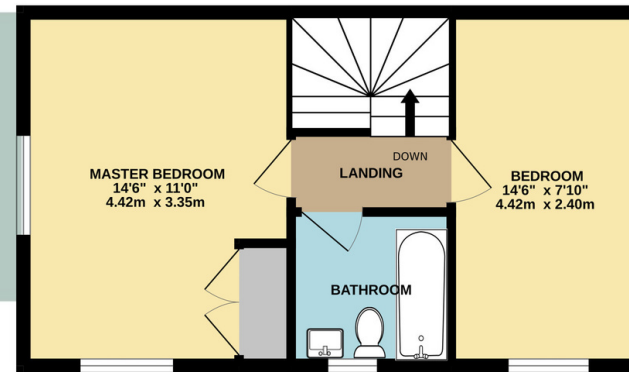


FLOOR PLAN

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

Occupying an enviable edge-of-town position, St Johns Park enjoys the perfect balance of modern convenience and countryside living. The popular leisure centre is just a short stroll away, while an extensive network of scenic footpaths and open countryside provide wonderful opportunities for walking, cycling and enjoying the surrounding Waveney Valley landscape. Bungay's historic market town centre, with its independent shops, cafés, restaurants and everyday amenities, is approximately a 20-minute walk away, offering a vibrant community atmosphere without compromising the peace and tranquillity of the setting. Excellent road links also provide straightforward access to the wider region, making the development an ideal choice for commuters and those seeking a well-connected yet relaxed lifestyle.

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